



**MINUTES OF NOVEMBER 15, 2016**  
**REGULAR MEETING OF THE COVINA CITY COUNCIL/SUCCESSOR AGENCY TO**  
**THE COVINA REDEVELOPMENT AGENCY/COVINA PUBLIC FINANCING**  
**AUTHORITY/COVINA HOUSING AUTHORITY HELD IN THE COUNCIL**  
**CHAMBER OF CITY HALL, 125 EAST COLLEGE STREET, COVINA, CALIFORNIA**

**CALL TO ORDER**

Mayor Stapleton called the Council/Agency/Authority meeting to order at 6:30 p.m. with all councilmembers present. There were no public comments. Mayor Stapleton recessed the Council to closed session at 6:30 p.m.

**ROLL CALL**

**Councilmembers Present:** Walter Allen III, Peggy A. Delach, John C. King, Mayor Pro Tem/Vice-Chair Jorge A. Marquez, and Mayor/Chair Kevin Stapleton.

**Councilmembers Absent:** None.

**Elected Members Present:** City Clerk Mary Lou Walczak and City Treasurer Geoffrey Cobbett.

**Elected Members Absent:** None.

**Staff Members Present:** Interim City Manager Donald E. Penman, City Attorney Candice K. Lee, Police Chief John Curley, Community Development Director Brian Lee, Public Works Director Siobhan Foster, Parks and Recreation/Library Director Amy Hall-McGrade, Human Resources Director Danielle Tellez, Finance Director Anita Agramonte, Acting Assistant Fire Chief Jim Enriquez, and Chief Deputy City Clerk/Records Management Director Sharon F. Clark.

**CLOSED SESSION**

**A. Government Code § 54957.6 – CONFERENCE WITH LABOR NEGOTIATORS**

Agency Designated Representative: Danielle Tellez, Human Resources Director

Employee Organizations: American Federation of State, County and Municipal Employees (AFSCME); Police Association of Covina (PAC); Police Management Group (PMG); and Police Supervisors of Covina (PSC)

**B. Government Code § 54957.6 – CONFERENCE WITH LABOR NEGOTIATORS**

Agency Designated Representative: Danielle Tellez, Human Resources Director

Unrepresented Employees: Mid-Management, Supervisory and Professional, and Confidential and Technical Employees; and Executive Employees (excluding the City Manager)

## **RECONVENE AND CALL TO ORDER**

Mayor Stapleton reconvened the meeting into open session at 7:30 p.m. with all councilmembers present.

## **PLEDGE OF ALLEGIANCE**

Councilmember Delach led the Pledge of Allegiance.

## **INVOCATION**

Covina Police Chaplain Truax gave the invocation.

## **PRESENTATIONS**

### *Recognition of the 2016 Christmas Parade Committee Members*

Parks and Recreation/Library Director Hall-McGrade recognized 2016 Covina Christmas Parade Committee Members for their service to the community, introduced Joelle Peelgren, Christmas Parade Committee Chair and Head Announcer, thanked her for her leadership, and presented her with an appreciation gift. Parade Chair Peelgren recognized Police Chief Curley, standing in for Police Liaison to the Parade Committee Lieutenant Tim Doonan and read tributes to Lt. Doonan; shared "I Believe" statements related to the parade theme of "Believe;" recognized fundraising volunteers, Parade Public Relations Committee, Executive Committee, and General Committee members; recognized Parks and Recreation/Library Director Hall-McGrade and presented her with a pillow and plaque with the Parade theme, "Believe;" announced the Tree- Lighting event on November 19, 2016, at 6:00 p.m. at Heritage Plaza, and gave details on the 66<sup>th</sup> Annual Christmas Parade to be held on December 3, 2016, at 6:30 p.m.

## **CLOSED SESSION REPORT**

City Attorney Lee announced that there was no reportable action taken in Closed Session and direction was given to staff.

## **PUBLIC COMMENTS**

Frank Aceves commented on the Field of Valor event and his military service, and thanked the Covina Rotary Club and all the organizations who made the event possible.

Leonard W. Rose, Jr. commented on upcoming events at Covina Assembly of God Church and on Presidential election results, gave some voter statistics, and encouraged veterans to check with their representatives for assistance.

## **COUNCIL/AGENCY/AUTHORITY COMMENTS**

Mayor Pro Tem Marquez asked Police Chief Curley to comment on ramifications of the passage of marijuana initiative Proposition 64, which the Covina City Council opposed. Police Chief Curley explained that commercial activity won't commence until January 1, 2018; there will be no changes related to driving under the influence of marijuana; detailed changes in sentencing for minors; explained that re-sentencing and expungement will be possible by petition for prior convictions related to marijuana; public and private employers still have the right and obligation

to maintain a drug-free workplace; and commented on the urgency ordinance recently adopted that will help law enforcement with local zoning issues related to marijuana.

Councilmember Allen commented that marijuana may not be smoked where tobacco is banned.

Mayor Stapleton commented that the Council adopted an urgency ordinance related to marijuana regulations in the City on November 1, 2016, which will likely need to be extended to allow the City time to consider the factors involved due to this legislation.

Councilmember Delach commended the Veteran's Day ceremonies, and Covina Rotary Club, Linda Logan and the McIntyre Company, and Wayne Partee for their part in the events.

Councilmember Allen commended the Veteran's Day events and credited Wayne Partee, Linda Logan, and all the volunteers for their good work; stated that it is unfortunate that Proposition 64 passed, expressed concern that children are put into jeopardy by this legislation, and reminded parents to keep a watchful eye on their children; and expressed regret that he is unable to attend the Tree-Lighting event due to another obligation.

Councilmember King commended the Veteran's Day event, thanked Mayor Stapleton and all veterans for their service, and expressed his excitement about the coming holiday season.

Mayor Stapleton commented on the Field of Valor event, that he was impressed with the crowds and the recognition for the courage of the individuals who stepped up to serve; and reported that at the recent Sanitation District Board Meeting it was explained that two outfall tunnels which are 60 and 90-years old need to be replaced, and encouraged the community to contact their Council Sanitation District representative for more information.

He announced the following upcoming events:

- Annual Tree Lighting Ceremony on Saturday, November 19, 2016, at 6:00 p.m. at Heritage Plaza.
- 66<sup>th</sup> Annual Covina Christmas Parade "Believe" on Saturday, December 3, 2016, at 6:30 p.m.
- Parks and Recreation Department's Holiday Homes Tour and Shopping excursion on Sunday, December 4, 2016.
- Historic Society had great appraisal event

Mayor Stapleton read an email he had received expressing concern about nightclub-like activity and alcohol-related issues in the Downtown area, and reported that he had referred the matter to Interim City Manager Penman and Police Chief Curley.

Councilmember Allen requested that a report on this matter be brought back to Council. Mayor Stapleton concurred.

### **CITY MANAGER COMMENTS**

Interim City Manager Penman noted that a revised staff report for agenda item PH 1 had been distributed and requested consideration of the item based on the revised report.

## **CONSENT CALENDAR**

Councilmember King requested that item CC 6 be pulled for separate discussion.

A motion was made by Mayor Pro Tem Marquez, seconded by Councilmember Allen, to approved Consent Calendar items CC 1 – 5 and 7 – 10 as presented.

***Motion approved Consent Calendar items CC 1 – 5 and 7 – 10 as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**

**NOES: NONE**

**ABSTAIN: NONE**

**ABSENT: NONE**

- CC 1. City Council approved the Minutes of the November 1, 2016, Special Study Session and Regular Meetings of the City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Housing Authority.
- CC 2. City Council approved the payment of City Demands in the amount of \$2,171,901.25.
- CC 3. Successor Agency to the Covina Redevelopment Agency approved the payment of Agency Demands in the amount of \$56,507.55.
- CC 4. City Council adopted **Resolution No. 16-7553** confirming continued existence of an emergency condition for the Residual Control System at the Charter Oak Reservoir Site pursuant to Chapter 2.5 (Emergency Contracting Procedures) of the Public Contracts Code.
- CC 5. City Council authorized the Interim City Manager to execute the Third Amendments to Contract with Boss Janitorial Services, Inc. for Janitorial Maintenance Services.
- CC 7. City Council approved Professional Services Agreement with Advantage, Inc. for Printing and Binding Services for the City of Covina's Quarterly Newsletter Publication.
- CC 8. City Council authorized the Interim City Manager to execute a Professional Services Agreement with Robert Half International, Inc. for Accounting Services.
- CC 9. City Council adopted **Resolution No. 16-7555** establishing of the Sum of Bond required of specified city employees.
- CC 10. City Council approved the request to increase compensation to Liebert Cassidy Whitmore for legal services provided in Fiscal Year 2016-2017; and adopted **Resolution No. 16-7556** appropriating \$25,000 for the regular Pay Audit and Analysis Project for Liebert Cassidy Whitmore.

## **CONSENT CALENDAR ITEMS PULLED FOR SEPARATE DISCUSSION**

- CC 6. Set Public Hearing Date of November 29, 2016 Special Meeting for the Consideration of Vesting Tentative Tract Map (VTTM) 74512, to Subdivide the 10.66-acre Project Site into 23 Lots with 21 Lots and 12 Letter-Lots on Approximately 6.12 Acres for the Residential Development of 117 For-Sale Townhouse Units, Private Drive Aisles,

Recreation Facilities and Common Open Space Areas; and 2 Lots (Lots 22 and 23) on Approximately 4.54 Acres for Public/Transit and Public/Civic Uses for Property Located Generally at 1162 North Citrus Avenue and 117 East Covina Boulevard - APN: 8406-019-019, 8406-019-020 and 8406-019-017.

Councilmember King requested and received confirmation that this item is just to set the public hearing date for November 29, 2016, at 6:00 p.m.

A motion was made by Councilmember King, seconded by Councilmember Allen to approve Consent Calendar item CC 6 as presented.

***Motion approved Consent Calendar item CC 6 as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

### **PUBLIC HEARINGS**

PH 1. Ordinance No. 16-2063 Adopting by Reference the 2016 Editions of the California Administrative, Building, Electrical, Mechanical, Plumbing, Energy, Historical Building, Fire, Existing Building, Green Building Standards, and Reference Standards Codes and Related Model Codes, with Appendices and Amendments Thereto; and Amending Title 14 (Building and Construction) of the Covina Municipal Code - Second Reading & Adoption.

Mayor Stapleton opened the public hearing.

The staff report was presented by Community Development Director Lee.

In response to a question from Mayor Stapleton as to whether the City is forced to adopt this ordinance, Community Development Director Lee explained that if the City doesn't adopt the Codes, they become effective anyway and the State of California would enforce them.

There was no public comment.

Mayor Stapleton closed the public hearing.

A motion was made by Councilmember Allen, seconded by Mayor Pro Tem Marquez to waive full reading, read by title only, and adopt **Ordinance No. 16-2063** entitled, "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA, CALIFORNIA, ADOPTING BY REFERENCE THE 2016 EDITIONS OF THE CALIFORNIA ADMINISTRATIVE, BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, HISTORICAL BUILDING, FIRE, EXISTING BUILDING, GREEN BUILDING STANDARDS, AND REFERENCE STANDARDS CODES AND RELATED MODEL CODES, WITH APPENDICES AND AMENDMENTS THERETO; AND AMENDING TITLE 14 (BUILDING AND CONSTRUCTION) OF THE COVINA MUNICIPAL CODE" as amended.

City Attorney Lee read the Ordinance title into the record.

***Motion approved Public Hearing item PH 1 as follows:***

**AYES:** ALLEN, DELACH, KING, MARQUEZ, STAPLETON  
**NOES:** NONE  
**ABSTAIN:** NONE  
**ABSENT:** NONE

PH 2. Resolution No. 16-7552 to Consider the Appeal of Planning Commission's Decision to Approve Resolution No. 2016-025 PC with Conditions of Approval.

Mayor Stapleton opened the public hearing.

The staff report was presented by Community Development Director Lee.

Cory Briggs, representing property owner Vivian Xie, stated Ms. Xie is in agreement with the Conditions of Approval as approved by the Planning Commission, except that the business needs to be open until 2:00 a.m. on Friday and Saturday, and until 1:30 a.m. on Thursday from a financial standpoint.

Luis Niebla, applicant, stated that necessary changes have been made including no DJ or dance floor, but that some groups won't come in if the restaurant closes too early; and explained the proposed business is not a sports bar, but a themed restaurant which would like to show sports including UFC and boxing matches. In response to a question from Mayor Stapleton, Mr. Niebla confirmed that the appeal is only for the closing hours on Thursday, Friday, and Saturday.

Orlando Cernas, owner of the proposed business, stated he and his business partners just want to open a restaurant on main street Americana with a family atmosphere, where people can go and have a good time with their family, and that they want the opportunity to be part of the Covina community.

In response to a question from Mayor Stapleton as to his connection to the applicant, Mr. Cernas replied that he, Mr. Niebla, and Mr. Cernas' brother-in-law, Alex Ortiz, are business partners who want to open a family restaurant, not a nightclub, and want to be part of the community including participating on the Parade Committee and in the Chamber of Commerce.

Norma Topete stated she has been working with the El Pescador restaurant group for 25 years, that it is a people business that serves food, and that the business can be an asset to the community.

Alex Ortiz, owner of El Pescador in Ontario and West Covina and business partner in the proposed business, stated he wants a long-term business, not short-term; they can bring new things to Covina and its Downtown; he understands concerns about the past and can't change that, but can bring good things to the future; and if they fail, let them know and they will fix it.

In response to a question from Councilmember Allen as to whether he is willing to go with the Planning Commission's approved hours now and return later to request different hours, Mr. Ortiz explained the cost percentages expected for the business and that it is more a measure of how much money they would be losing, that they are trying to capture people who get off work late and having those hours is part of surviving and really important.

Tefei Chen, property owner, translated by Vivian Xie, commented on the business system in China; that they made a mistake with the subject property the first time, but believes everyone deserves a second chance, so the second time they are more careful in choosing the business to come in; they had visited many of the locations run by the proposed business owners and have seen how successfully the businesses run and how happy the employees are; the business only needs five to six more actual hours to make sense - not to make a huge profit, but to survive; and that they want to improve themselves, to work with the City, and want the City to carefully hear them and consider their request.

Richard Rodriquez, manager for 3 Vino's, commented that if the proposed business is an El Pescador, you would be getting El Pescador; business decreases after midnight and he doesn't understand why a restaurant would want to stay open later; there were problems with the previous business and he doesn't want that to repeat; and if the property owners are in good faith with the City, the only complaint is the eyesore of the door which has been boarded up for a year and a half.

Raul Trevino, owner of 3 Vino's, commented that the CUP for the previous business was revoked in December 2015; expressed concern with property owner Xie's past lack of response to him and to the City on various issues with the property; commented that if proposed business OLA leaves in the future, the CUP would transfer to Ms. Xie who is the person the City revoked the CUP for; and urged that the conditions of the CUP be enforced. In conclusion, he stated it is the Council's decision and that he welcomes OLA, if they operate like they say they are going to.

In response to a question from Councilmember King about whether she is part of the business, property owner Xie stated she is not. Applicant Luis Niebla commented that the CUP goes with the property, so Ms. Xie is a co-applicant, but the business belongs to the OLA group.

City Attorney Lee explained that the CUP runs with the land not with the property owner; the applicant is Luis Niebla who is only appealing the Conditions of Approval with regard to the hours of operation; the conditions of approval were designed to address and mitigate possible issues with the proposed use; staff has indicated that the conditions of approval which have been imposed on the OLA Sports Bar CUP are reasonable conditions that staff anticipates would be imposed on future alcohol CUP uses in the Downtown area. She recommended that if Council had additional questions of staff or the applicant, the public hearing be kept open for that purpose, the applicant allowed a few minutes rebuttal time, the public hearing be closed, and Council would then deliberate.

Property Owner Xie rebutted Mr. Trevino's comments and said that although they had made mistakes, the property owners want to follow all regulations and be a good business.

Applicant Niebla, in reference to comments made by Mr. Rodriguez and Mr. Trevino that after 12:00 a.m. they don't sell much food, stated that after 12:00 a.m., OLA's booths and tables stay in place and they continue serving.

Mayor Stapleton closed the public comment portion of the public hearing.

Discussion included the CUP being based on specific conditions of approval for a particular business by evaluating the use being proposed, in the location proposed, given the conditions occurring around the business, in order for the health, safety and welfare of the community to be

protected; the Police Department working with the Downtown merchants over the last four years and presenting their concerns in a detailed report to the Planning Commission in December 2014 about activity experienced in the Downtown regarding types of ABC licenses and hours of operation; the Police Department's 100% agreement with Community Development Director Lee's staff report and the Planning Commission's Conditions of Approval for this CUP; late-night operation of this type of business creating a burden on police services when people are in the downtown area until 2:00 a.m.; the fairness of allowing the proposed business to close at later hours when other local restaurants close at 1:00 a.m.

Mayor Pro Tem Marquez stated that for fairness, the closing time should be 1:00 a.m.

Councilmember Allen stated he has problems with the hours of operation requested by the applicant and due to past issues and looking out for the welfare of the Downtown area, supports the staff proposal and the Planning Commission's recommendation.

Mayor Stapleton stated that the Planning Commission's function is to review this type of application and it came to a 5-0 recommendation for Friday and Saturday closing hours at midnight; indicated his agreement with the Planning Commission, and suggested that if in a year there are not problems associated with this business, they can come back and ask Council again to reconsider the closing hours; and stated his inclination to deny the appeal.

In response to a question from Councilmember King about whether there is an issue of fairness if a similar business is open until 1 a.m., City Attorney Lee responded that you generally want to be consistent, but it depends on a lot of factors including the facts of each individual alcohol CUP with regard to restaurant use, whether other applications may have been approved prior to the specific plan being adopted, and the timing of applications in regard to when amendments may have been made to the specific plan.

Community Development Director Lee commented that the benefit of a CUP process is the analysis of a specific application with a specific proposal in a specific location, with a significant part based upon the health, safety, and welfare of the community and the potential impacts of the business both within and outside of the business site; consideration of the CUP transferring to another business in the future at the same location; and though there is discretion and judgment involved, there is a better measuring stick to manage the performance of the operation for this CUP as opposed to the previous one.

Councilmember Delach stated she wants to be fair but there is the question of whether it is a restaurant or a bar, and prefers to stick with the Planning Commission's recommendation with the option to reassess in a year whether a 1:00 a.m. closing time would be appropriate.

Mr. Briggs stated that while he appreciates the attempt to find a way to balance this, in a year they won't have any operations after midnight to show that they're doing okay and Council is setting a standard they can never meet, and requested that Council rethink the fairness. In conclusion, he referred to the Police Department's comment that once food is no longer being served and alcohol consumption goes up, that is when problems occur, and that this is a restaurant that will be serving food until they close.

City Attorney Lee recommended that if Council wished to uphold the Planning Commission's Conditions of Approval for the CUP and deny the appeal, that the motion be to direct the City



Attorney to prepare a beefed-up resolution to bring back to Council at a future meeting; and received clarification from Mayor Stapleton that Mr. Briggs' second speaking time was his rebuttal time.

Mayor Stapleton closed the public hearing.

A motion was made by Councilmember Allen, seconded by Mayor Stapleton, to deny the applicant's appeal and sustain the City of Covina's Planning Commission's decision to approve Resolution No. 2016-025 PC with Conditions of Approval for SPR 16-012 and CUP 16-009, a request to offer general alcohol (Type 47 ABC License) for a new sit-down eating establishment located on the ground-floor level of the building located at 211 North Citrus Avenue and to direct the City Attorney to prepare a revised Council resolution memorializing the Council's action for the next regular Council meeting.

***Motion approved Public Hearing item PH 2 as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**RECESS AND RECONVENE**

Mayor Stapleton recessed the meeting at 9:56 p.m. and reconvened at 10:01 p.m. with all councilmembers present.

**PUBLIC HEARINGS**

PH 3. The Establishment and Adjustment of Certain Service and Development-Related and Other User Fees.

Mayor Stapleton opened the public hearing. There was no public comment.

The staff report and a PowerPoint presentation were presented by Finance Director Agramonte.

In response to a question from Mayor Stapleton as to what Council action is being requested, Interim City Manager Penman explained that Council is being asked to approve the new fee schedule with the understanding that some ordinances would need to come back to Council at a later time.

Councilmember Allen commented on residents being upset about increased water fees and his preference to not increase those fees.

Discussion included Planning fees being competitive with other communities and improved plan-check turn-around time.

Mayor Stapleton closed the public hearing.

A motion was made by Councilmember Delach, seconded by Councilmember Allen, to adopt **Resolution No. 16-7554** adopting a City-wide Comprehensive User Fee Study; and adopting a comprehensive fee schedule establishing and amending certain service and development-related

fees for City services, as revised to retain current water turn-on and turn-off fees, and authorizing the payment of such fees by credit card, debit card or electronic funds transfer.

***Motion approved Public Hearing item PH 3 as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

PH 4. A Public Hearing to Consider Issuing a Report and Subsequent Adoption of Urgency Ordinance No. 16-2066 Extending a Moratorium on Issuing Any Permits for Any New Used Merchandise, Secondhand and/or Thrift Stores or the Expansion of Any Existing Used Merchandise, Secondhand and/or Thrift Stores.

Mayor Stapleton opened the public hearing.

The staff report was presented by Community Development Director Lee. There was no public comment.

Mayor Stapleton closed the public hearing.

A motion was made by Councilmember Delach, seconded by Councilmember Allen, to:

1. Adopt and issue the report on measures taken during the moratorium per Government Code Section 65858.
2. Adopt **Urgency Ordinance No. 16-2066** entitled, "An Urgency Ordinance of the City of Covina Extending the Term of Ordinance No. 15-2047 Enacted Pursuant to Government Code Section 65858 Establishing a Moratorium on the Establishment of Any New Used Merchandise Stores and Secondhand Stores, or Thrift Stores in the City of Covina, or the Expansion of Any Existing Used Merchandise Stores, Secondhand Stores or Thrift Stores, Declaring the Urgency Thereof and Making a Determination of Exemption Under the California Environmental Quality Act;" a four-fifths (4/5) vote is required per California Government Code Section 65858.
3. Direct staff to draft revisions to Chapter 17 of the Covina Municipal Code relating to Used Merchandise, Secondhand and/or Thrift Stores and return to the City Council for consideration of the proposed revisions by June 2017.

***Motion approved Public Hearing item PH 4 as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**CONTINUED BUSINESS**

CB 1. First Amendment to Professional Services Agreement with Blueray Management LLC to Provide Seasonal Aquatics Programs and Services.

In response to a question from Mayor Stapleton as to whether there were any updates since the Study Session report previously presented to Council, Parks and Recreation/Library Director Hall-McGrade explained that staff costs had been adjusted to show a greater and more accurate cost-savings of just over \$100,000.

There was no public comment.

A motion was made by Councilmember Delach, seconded by Councilmember Allen, to approve the First Amendment to Professional Services Agreement with Blueray Management LLC to provide seasonal aquatics programs and services.

***Motion approved Continued Business item CB 1 as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**NEW BUSINESS**

NB 1. City Council Consideration of Participation in the 2017 Greater Los Angeles Homeless Count.

The staff report was presented by Community Development Director Lee. There was no public comment.

A motion was made by Councilmember King, seconded by Mayor Pro Tem Marquez, to approve participation in the 2017 Homeless Count and approve the Opt-In Program Agreement for the 2017 Greater Los Angeles Homeless Count Opt-In Program with the Los Angeles Homeless Services Authority, subject to final approval of terms by the City Attorney, and authorize the City Manager or his designee to sign related documents.

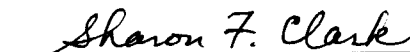
***Motion approved New Business item NB 1 as follows:***

**AYES: ALLEN, DELACH, KING, MARQUEZ, STAPLETON**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

**ADJOURNMENT**

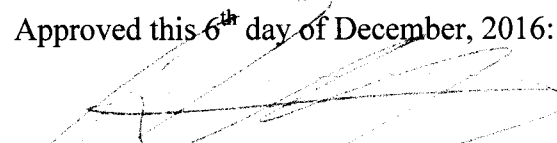
At 10:29 p.m. the meeting of the Covina City Council/Successor Agency to the Covina Redevelopment Agency/Covina Public Financing Authority/Covina Housing Authority was adjourned to its special meeting of the Council/Agency/Authority scheduled for Tuesday, November 29, 2016, at 6:00 p.m. for open session inside the Council Chamber, 125 East College Street, Covina, California, 91723.

Respectfully submitted:



Sharon F. Clark, CMC  
Chief Deputy City Clerk

Approved this 6<sup>th</sup> day of December, 2016:

  
Kevin Stapleton, Mayor/Chair